

**CHEESMAN TOWER WEST  
BOARD SPECIAL MEETING MINUTES  
January 5, 2012**

**Presiding:** Margie Keenan, President

**Board members present:** Denise Wood, Vice President  
Barbara Creek, Treasurer  
Elspeth MacHattie, Secretary  
Donna Bryant, Member at Large  
Hall Skeen, Member at Large

Margie Keenan called the meeting to order at 6:10 p.m.

**MEETING WITH MARK KRAMER, PRESIDENT OF JBK LANDSCAPE,  
TO DISCUSS WHAT A LANDSCAPING PLAN FOR THE DECK WOULD ADDRESS**

The Board and Mr. Kramer discussed the following issues.

1. *The deck surface.* The pavers currently covering the deck have to be removed in order to install the new waterproofing system. This gives us the option of either reinstalling the pavers or installing some other surface. Mr. Kramer suggested a wood deck, although this would be a high-maintenance choice. A lower-maintenance option is Trex [decking made from recycled plastic and wood]. Ms. Bryant suggested using the pavers along with some other decking material in order to visually break the large space into smaller spaces. The Board is leaning toward reusing the pavers; they require little maintenance, suit the style of the building, and would offer easy access to the waterproofing membrane and drains if they need repair.
2. *Allocation of resources.* Mr. Kramer suggested putting more resources into deck amenities and fewer into things under the deck that people wouldn't see; the Board made it clear that its primary goal was a high-quality waterproofing project.
2. *Planters, shade features, and irrigation.* If we decide to have a few planters and small pergolas (for shaded seating), they could be made of stained wood or a durable white plastic (a white material would match the building's trim). Planters containing large shrubs (no trees) would also provide some shade. Planters would be metal lined and waterproofed. Drip irrigation would involve a system of pipes and hoses. Winter watering (about half an hour twice a month) would have to be done by hand. The landscaping plan should include an estimate of the likely annual expenses for maintaining and replacing plants and for maintaining decking and planter materials. (At some HOAs where JBK has done landscaping work, some of the maintenance work is being done by volunteers, residents who enjoy gardening.)
3. *Barbeque area.* Although the Cheesman Tower Owner and Tenant survey showed little interest in having a grill on the deck, Mr. Kramer suggested planning for a barbeque area so we'll have space for it if there is greater interest at a later time.
4. *Landscaping of front (12th Avenue) and side (Humboldt Street) of the building.* The cost of preparing an additional plan for the building landscaping at street level would be about \$1,500.
5. Mr. Kramer expects an improved deck to increase property values (the survey respondents did not share this view).

After this discussion, the Board still had some concerns about JBK's ability to focus on meeting Cheesman Tower's interests and needs and to work harmoniously with the Board and the project engineer. However, we have been unable to locate another landscaper who is willing to take on this relatively small project and who also has experience in working with an engineer on a project with a lot of structural requirements. The Board members will discuss this subject further at the January 19, 2012, board meeting.

**ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Elspeth MacHattie,  
Secretary